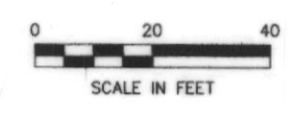


HORIZONTAL AND VERTICAL CONTROL			
Point #	Raw Description	Northing	Easting
1	1/2" IRF	7015783.1820	2596475.7070
2	1/2" IRS	7015910.5923	2596598.3827
3	1/2" IRS	7016041.4503	2596471.1756
4	1/2" IRS	7015910.0549	2596344.5789

Legend of Symbols & Abbreviations

- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" IRS 1/2" IRON PIPE FOUND
- 1/2" RS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "50 3847 SET"



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

FLOOD STATEMENT: According to Community Panel No. 483970040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program maps, this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- GENERAL NOTES:**
1. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 06/26/2017.
 2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
 3. ENCROACHMENTS ARE AS SHOWN.
 4. BENCHMARKS:
 - 1.1. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 4 FOOT BY 4 FOOT DROP INLET SET BACK 140 FEET FROM MIMS ROAD ON THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION = 544.59
 - 1.2. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 5 FOOT BY 5 FOOT DROP INLET ON THE NORTHERN CORNER OF THE PROPERTY. SETBACK 183 FEET NORTH OF MIMS ROAD AND 39 FEET SOUTH OF THE FIRE LANE. ELEVATION = 547.79
 5. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION.
 6. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
 7. PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL DRAINAGE SYSTEMS
 8. AS SHOWN IN DEVELOPMENT APPLICATION

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL SCHOOL OF MUSIC SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WALKER COURSES, DRINKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN IN THE ROCKWALL SCHOOL OF MUSIC SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THEIR MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

- 1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- 2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- 3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- 4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- 5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- 6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSONS UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ADJUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURBS AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEERS AND/OR CITY ADMINISTRATOR, COMPLETED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT. SHOULD DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENTS, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH A DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CONTINUED REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE, OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA GUARANTEEING THE INSTALLMENT THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR ELECTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPLY WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DEMAND, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATION OR ELECTIONS MADE HEREIN.

Russell W. Porter
PROPERTY OWNER SIGNATURE

STATE OF TEXAS
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Russell W. Porter*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE 23 DAY OF April, 2018.

Beverly Mazzaresse
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEVERLY MAZZARESE
Notary Public
STATE OF TEXAS
ID#47599-8
My Comm. Exp. April 30, 2021

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MENTONED INFORMATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF ROCKWALL DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

Louis M. Salcedo
LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE: 4-18-18

STATE OF TEXAS
REGISTERED
LOUIS M. SALCEDO
3664
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Louis Salcedo*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE 18 DAY OF APRIL, 2018.

Adam Lackey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE: 05-31-2021

ADAM A LACKEY
NOTARY PUBLIC
ID# 131151590
State of Texas
Comm. Exp. 05-31-2021

CITY OF ROCKWALL TEXAS
SEAL

PLANNING & ZONING COMMISSION, CHAIRMAN
DATE: 2/27/18

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 5 DAY OF March, 2018.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 14th DAY OF June, 2018.

Joni Smith
MAYOR, CITY OF ROCKWALL

Kirsty Cole
CITY SECRETARY

Angela Williams
CITY ENGINEER

FINAL PLAT

**LOT 1, BLOCK A
ROCKWALL SCHOOL OF MUSIC ADDITION
BEING 0.747 AC. OR 32,538 SQ. FT.**

BEING A REPART OF A PORTION OF
LOT 9 BLOCK A, FLAGSTONE CORNERS
INSTRUMENT #2012000047945000
O.P.R.T.C.F.
SITUATED IN THE
J.D. MCFARLAND SURVEY, ABST. NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SGI
SALCEDO GROUP, INC.
110 SW 2nd Street
Grand Prairie, Texas 75050
PHONE: (214) 412-3122

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/29/2018 10:10:59 AM
\$50.00
20180000011461

Rockwall County Seal
Shelli Miller